



54 Kinen Lane, CANINA, QLD 4570

EXCEPTIONAL! 40 Acs - Immaculate Home!

Welcome to a property where lifestyle, space, privacy and comfort come together beautifully.

Set on 40 fully usable acres in the peaceful surrounds of Canina, this stunning family home offers the perfect blend of privacy, productivity and country charm. Whether you're dreaming of horses, cattle, hobby farming or simply room to breathe, this is the one that truly ticks every box.

The character filled home has been thoughtfully designed for relaxed family living. Inside you'll find four generous bedrooms, three opening directly onto verandahs on two sides, creating seamless indoor outdoor flow. Each room features builtin wardrobes, ceiling fans, beautifully polished hardwood timber floors and large light filled windows, complemented by high ceilings and air conditioning throughout.

At the heart of the home is a very spacious, quality kitchen made for gathering. With granite benchtops, premium cabinetry, dishwasher, quality cooktop and oven, plus a cosy fireplace, it's a space that effortlessly caters to both everyday meals and entertaining. There's ample room for a large dining table so everyone can come together.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 22P1664

SALE DETAILS

Offers Over \$1,685,000

CONTACT DETAILS

Elders Real Estate Gympie

153 Mary Street

Gympie, QLD

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Ian Partington

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The living room is equally inviting, showcasing polished floors, a beautiful leadlight window and plenty of space for the whole family to relax in comfort year round.

The oversized main bathroom offers exceptional integrated linen - pantry storage offering the same 2pac cabinetry as the kitchen, double sinks and a large shower.

A second bathroom is conveniently located on the verandah combined with laundry and toilet facilities - ideal for washing off after a day outdoors or providing convenience when having drinks with friends on the deck.

Step outside and the property continues to impress.

Privacy is assured with electric front gates and being fully fenced, while well planned paddocks allow for easy stock rotation. Infrastructure is already in place with stables, kennels, a well constructed chicken run, cattle yards, crush, ramp and round yard (portable panels negotiable). There's also a secure house yard for pets.

And for sheds - you're spoiled for choice. A large four bay powered shed, three bay concreted carport, plus additional single bay sheds provide ample space for vehicles, machinery, feed or tack.

The property is well serviced with irrigation and power throughout, including three phase power to the weir pump.

Water security is a true standout feature. With a registered concrete constructed weir and irrigation licence, two creeks, two dams, billabongs and substantial rainwater storage (2 x 18,900L and 1 x 26,500L tanks), you'll have reliable supply year round without flood concerns.

Established fruit and nut trees add to the lifestyle appeal, including pecan, mango, macadamia, citrus, mulberry, olive, fig, banana, jaboticaba and carob.

All this, just minutes to the new highway bypass, 15 minutes to Gympie's CBD, under an hour to the Sunshine Coast Airport and less than two hours to Brisbane.

If you've been searching for a versatile lifestyle property with a beautiful family home and exceptional infrastructure, this is one you simply MUST see.

Contact Ian Partington on 0407 746 280 or Casey Hart on 0434 163 113 to arrange your inspection.

Other features: 3 Phase Power, Area Views

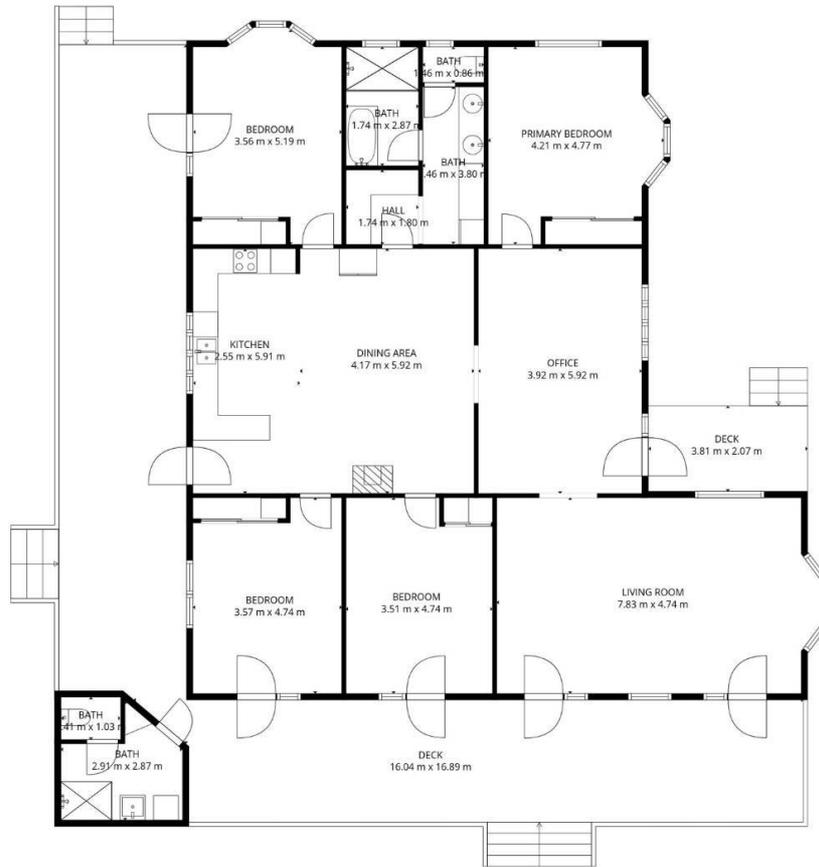
- Land Area 16.16 hectares
- Building Area: 294.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Single carport
- Floorboards











TOTAL: 296 m2
1st floor: 196 m2

Veranda's and Deck's: 100 m2, Walls: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

